

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of April 2001.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:

City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from C-1 General Commercial and A-O Agricultural-Open to C-1 General Commercial, R-3 Townhouse, R-4 Apartment/Low Density, and R-1A Single Family Residential.

Parcel 3A consisting of 12.4787 acres, Parcel 2C consisting of 34.3817 acres, Parcel 2B consisting of 38.1313 acres, Parcel 2A2 consisting of 1.4750 acres, Parcel 2A1 consisting of 25.9314 acres, Parcel 1E consisting of 42.2695 acres, Parcel 1D2 consisting of 7.8491 acres, Parcel 1D1 consisting of 14.3721 acres, Parcel 1C consisting of 15.3946 acres, Parcel 1B consisting of 6.5051 acres, Parcel 1A consisting of 5.5337 acres, being all that certain tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone, being more particularly described in the attached Exhibit "B" and shown graphically in Exhibit "C".

PARCEL 3A
METES AND BOUNDS DESCRIPTION
OF A 12.4787 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 42°06'09" West, a distance of 4352.56 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 84°17'08" East, a distance of 258.24 feet to a point for corner;

THENCE North 61°41'00" East, a distance of 63.26 feet to a point for corner;

THENCE North 39°32'28" East, a distance of 127.86 feet to a point for corner;

THENCE South 22°15'36" East, a distance of 231.42 feet to a point for corner;

THENCE South 64°46'47" West, a distance of 30.60 feet to a point for corner;

THENCE South 37°27'28" West, a distance of 28.76 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 22°24'18", an arc distance of 324.57 feet, a radius of 830.00 feet, and a chord of South 62°26'45" West, a distance of 322.50 feet to a point for corner;

THENCE South 51°14'36" West, a distance of 836.70 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 33°58'32", an arc distance of 314.28 feet, a radius of 530.00 feet, and a chord of South 34°15'20" West, a distance of 309.70 feet to a point for corner;

THENCE South 12°41'59" West, a distance of 101.65 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $16^{\circ}44'41''$, an arc distance of 116.90 feet, a radius of 400.00 feet, and a chord of South $4^{\circ}19'39''$ West, a distance of 116.48 feet to a point for corner;

THENCE South $4^{\circ}02'42''$ East, a distance of 71.26 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $90^{\circ}21'52''$, an arc distance of 39.43 feet, a radius of 25.00 feet, and a chord of South $41^{\circ}08'14''$ West, a distance of 35.47 feet to a point for corner;

THENCE South $86^{\circ}19'10''$ West, a distance of 590.97 feet to a point for corner;

THENCE North $42^{\circ}39'59''$ East, a distance of 1940.85 feet to the **PLACE OF BEGINNING** containing 543,571 square feet or 12.4787 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-3A.doc
02-28-2001

PARCEL 2C
METES AND BOUNDS DESCRIPTION
OF A 34.3817 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 16°24'12" East, a distance of 2342.09 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 45°53'14" East, a distance of 1190.07 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 94°35'08", an arc distance of 66.03 feet, a radius of 40.00 feet, and a chord of South 1°24'20" West, a distance of 58.79 feet to a point for corner;

THENCE South 48°41'54" West, a distance of 964.92 feet to a point for corner;

THENCE South 51°36'26" West, a distance of 240.27 feet to a point for corner;

THENCE South 56°33'00" West, a distance of 237.25 feet to a point for corner;

THENCE South 61°44'46" West, a distance of 41.26 feet to a point for corner;

THENCE North 43°05'16" West, a distance of 338.25 feet to a point for corner;

THENCE North 6°28'34" East, a distance of 333.73 feet to a point for corner;

THENCE North 1°53'31" East, a distance of 332.24 feet to a point for corner;

THENCE North 11°37'47" East, a distance of 82.48 feet to a point for corner;

THENCE North 17°27'43" West, a distance of 309.86 feet to a point for corner;

THENCE North $62^{\circ}02'50''$ West, a distance of 73.68 feet to a point for corner;

THENCE North $4^{\circ}16'53''$ East, a distance of 170.13 feet to a point for corner;

THENCE North $47^{\circ}55'55''$ East, a distance of 184.83 feet to a point for corner;

THENCE South $52^{\circ}00'14''$ East, a distance of 242.16 feet to a point for corner;

THENCE North $37^{\circ}49'56''$ East, a distance of 452.69 feet to the **PLACE OF BEGINNING** containing 1497665 square feet or 34.3817 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-2C.doc
02-28-2001

PARCEL 2-B
METES AND BOUNDS DESCRIPTION
OF A 38.1313 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 5°35'31" East, a distance of 1783.44 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE around a curve to the right having a delta angle of 03°04'40", an arc distance of 24.98 feet, a radius of 465.00 feet, and a chord of South 47°25'34" East, a distance of 24.97 feet to a point for corner;

THENCE South 45°53'14" East, a distance of 653.55 feet to a point for corner;

THENCE South 37°49'56" West, a distance of 452.69 feet to a point for corner;

THENCE North 52°00'14" West, a distance of 242.16 feet to a point for corner;

THENCE South 47°55'55" West, a distance of 184.83 feet to a point for corner;

THENCE South 4°16'53" West, a distance of 170.13 feet to a point for corner;

THENCE South 62°02'50" East, a distance of 73.68 feet to a point for corner;

THENCE South 17°27'43" East, a distance of 309.86 feet to a point for corner;

THENCE South 11°37'47" West, a distance of 82.48 feet to a point for corner;

THENCE South $1^{\circ}53'31''$ West, a distance of 332.24 feet to a point for corner;
THENCE South $6^{\circ}28'34''$ West, a distance of 333.73 feet to a point for corner;
THENCE South $43^{\circ}05'16''$ East, a distance of 338.25 feet to a point for corner;
THENCE South $61^{\circ}44'46''$ West, a distance of 199.65 feet to a point for corner;
THENCE South $82^{\circ}35'16''$ West, a distance of 103.93 feet to a point for corner;
THENCE South $70^{\circ}12'34''$ West, a distance of 256.64 feet to a point for corner;
THENCE South $56^{\circ}47'54''$ West, a distance of 125.57 feet to a point for corner;
THENCE South $77^{\circ}03'53''$ West, a distance of 26.49 feet to a point for corner;
THENCE North $12^{\circ}01'13''$ West, a distance of 67.23 feet to a point for corner;
THENCE North $28^{\circ}20'55''$ East, a distance of 63.04 feet to a point for corner;
THENCE North $59^{\circ}45'32''$ East, a distance of 199.70 feet to a point for corner;
THENCE North $23^{\circ}58'30''$ West, a distance of 265.08 feet to a point for corner;
THENCE North $3^{\circ}07'07''$ West, a distance of 236.97 feet to a point for corner;
THENCE North $8^{\circ}07'16''$ West, a distance of 314.93 feet to a point for corner;
THENCE North $6^{\circ}38'54''$ West, a distance of 140.94 feet to a point for corner;
THENCE North $70^{\circ}32'45''$ West, a distance of 630.06 feet to a point for corner;
THENCE South $80^{\circ}25'54''$ West, a distance of 250.63 feet to a point for corner;
THENCE North $30^{\circ}11'24''$ West, a distance of 347.86 feet to a point for corner;
THENCE North $45^{\circ}59'41''$ East, a distance of 472.82 feet to a point for corner;
THENCE South $61^{\circ}03'48''$ East, a distance of 353.08 feet to a point for corner;
THENCE South $73^{\circ}09'14''$ East, a distance of 60.31 feet to a point for corner;
THENCE North $43^{\circ}40'44''$ East, a distance of 419.89 feet to a point for corner;
THENCE North $76^{\circ}26'06''$ East, a distance of 208.00 feet to a point for corner;

THENCE North $21^{\circ}54'21''$ East, a distance of 156.93 feet to a point for corner;

THENCE North $30^{\circ}35'47''$ East, a distance of 226.62 feet to a point for corner;

THENCE North $40^{\circ}34'05''$ East, a distance of 145.18 feet to the **PLACE OF BEGINNING** containing 1,660,998 square feet or 38.1313 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-2B.doc
02-28-2001

**PARCEL 2A2
METES AND BOUNDS DESCRIPTION
OF A 1.4750 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N);

THENCE South 29°17'31" West, a distance of 2067.13 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 49°52'28" East, a distance of 322.45 feet to a point for corner;

THENCE South 38°50'01" West, a distance of 188.74 feet to a point for corner;

THENCE North 52°53'05" West, a distance of 329.07 feet to a point for corner;

THENCE North 40°39'26" East, a distance of 205.98 feet to the **PLACE OF BEGINNING** containing 64,249 square feet or 1.4750 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-2a2.doc
02-28-2001

**PARCEL 2A1
METES AND BOUNDS DESCRIPTION
OF A 25.9314 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fencepost for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South $41^{\circ}34'53''$ West, a distance of 2078.02 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South $48^{\circ}16'42''$ East, a distance of 62.43 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $67^{\circ}25'56''$, an arc distance of 629.65 feet, a radius of 535.00 feet, and a chord of South $81^{\circ}59'40''$ East, a distance of 593.93 feet to a point for corner;

THENCE North $64^{\circ}17'22''$ East, a distance of 115.64 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $09^{\circ}26'21''$, an arc distance of 164.74 feet, a radius of 1000.00 feet, and a chord of North $69^{\circ}00'32''$ East, a distance of 164.56 feet to a point for corner;

THENCE North $73^{\circ}43'42''$ East, a distance of 126.13 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $14^{\circ}21'13''$, an arc distance of 132.78 feet, a radius of 530.00 feet, and a chord of North $66^{\circ}33'06''$ East, a distance of 132.43 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $85^{\circ}29'15''$, an arc distance of 37.30 feet, a radius of 25.00 feet, and a chord of South $77^{\circ}52'54''$ East, a distance of 33.94 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $25^{\circ}47'43''$, an arc distance of 240.86 feet, a radius of 535.00 feet, and a chord of South $48^{\circ}02'08''$ East, a distance of 238.83 feet to a

point for corner;

THENCE South 60°55'59" East, a distance of 146.03 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 11°58'05", an arc distance of 97.13 feet, a radius of 465.00 feet, and a chord of South 54°56'56" East, a distance of 96.95 feet to a point for corner;

THENCE South 40°34'05" West, a distance of 145.18 feet to a point for corner;

THENCE South 30°35'47" West, a distance of 226.62 feet to a point for corner;

THENCE South 21°54'21" West, a distance of 156.93 feet to a point for corner;

THENCE South 76°26'06" West, a distance of 208.00 feet to a point for corner;

THENCE South 43°40'44" West, a distance of 419.89 feet to a point for corner;

THENCE North 62°49'10" West, a distance of 412.25 feet to a point for corner;

THENCE North 36°21'05" West, a distance of 27.64 feet to a point for corner;

THENCE South 88°09'02" West, a distance of 162.57 feet to a point for corner;

THENCE North 54°55'51" West, a distance of 359.52 feet to a point for corner;

THENCE North 83°02'23" West, a distance of 443.49 feet to a point for corner;

THENCE North 43°20'10" East, a distance of 44.98 feet to a point for corner;

THENCE North 31°41'25" East, a distance of 41.82 feet to a point for corner;

THENCE North 41°34'53" East, a distance of 655.12 feet to the **PLACE OF BEGINNING** containing 1,193,823 square feet or 27.4064 acres.

Save and except 1.4750 acres **COMMENCING** at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N);

THENCE South 29°17'31" West, a distance of 2067.13 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 49°52'28" East, a distance of 322.45 feet to a point for corner;

THENCE South $38^{\circ}50'01''$ West, a distance of 188.74 feet to a point for corner;

THENCE North $52^{\circ}53'05''$ West, a distance of 329.07 feet to a point for corner;

THENCE North $40^{\circ}39'26''$ East, a distance of 205.98 feet to the **PLACE OF BEGINNING** containing 64,249 square feet or 1.4750 acres for a total of 25.9314 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-2A1.doc
02-28-2001

PARCEL 1E
METES AND BOUNDS DESCRIPTION
OF A 42.2695 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 48°33'12" East, a distance of 1136.44 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 50°25'03" East, a distance of 578.63 feet to a point for corner;

THENCE South 40°27'34" East, a distance of 1241.44 feet to a point for corner;

THENCE South 47°05'52" East, a distance of 120.81 feet to a point for corner;

THENCE South 26°57'43" West, a distance of 368.96 feet to a point for corner;

THENCE South 62°58'46" East, a distance of 139.86 feet to a point for corner;

THENCE South 46°53'34" West, a distance of 717.76 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 87°13'12", an arc distance of 60.89 feet, a radius of 40.00 feet, and a chord of North 89°29'50" West, a distance of 55.18 feet to a point for corner;

THENCE North 45°53'14" West, a distance of 1478.99 feet to a point for corner;

THENCE North 58°55'37" East, a distance of 266.83 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 76°51'43", an arc distance of 509.77 feet, a radius of 380.00 feet, and a chord of North 20°29'45" East, a distance of 472.39 feet to a point for corner;

THENCE North $17^{\circ}56'06''$ West, a distance of 430.78 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $03^{\circ}53'56''$, an arc distance of 14.97 feet, a radius of 220.00 feet, and a chord of North $15^{\circ}59'08''$ West, a distance of 14.97 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $54^{\circ}16'55''$, an arc distance of 208.43 feet, a radius of 220.00 feet, and a chord of North $13^{\circ}06'17''$ East, a distance of 200.72 feet to a point for corner;

THENCE North $40^{\circ}14'45''$ East, a distance of 63.52 feet to the **PLACE OF BEGINNING** containing 1841261 square feet or 42.2695 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-1E.doc
02-28-2001

**PARCEL 1D-2
METES AND BOUNDS DESCRIPTION
OF A 7.8491 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 48°23'17" East, a distance of 973.95 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 49°32'37" East, a distance of 162.52 feet to a point for corner;

THENCE South 40°14'45" West, a distance of 63.52 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 54°16'55", an arc distance of 208.43 feet, a radius of 220.00 feet, and a chord of South 13°06'17" West, a distance of 200.72 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 03°53'56", an arc distance of 14.97 feet, a radius of 220.00 feet, and a chord of South 15°59'08" East, a distance of 14.97 feet to a point for corner;

THENCE South 17°56'06" East, a distance of 430.78 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 76°51'43", an arc distance of 509.77 feet, a radius of 380.00 feet, and a chord of South 20°29'45" West, a distance of 472.39 feet to a point for corner;

THENCE South 58°55'37" West, a distance of 266.83 feet to a point for corner;

THENCE North 45°53'14" West, a distance of 165.50 feet to a point for corner;

THENCE North 58°55'37" East, a distance of 309.15 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $76^{\circ}51'43''$, an arc distance of 295.13 feet, a radius of 220.00 feet, and a chord of North $20^{\circ}29'45''$ East, a distance of 273.49 feet to a point for corner;

THENCE North $17^{\circ}56'06''$ West, a distance of 430.78 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $25^{\circ}31'59''$, an arc distance of 149.87 feet, a radius of 336.31 feet, and a chord of North $6^{\circ}39'25''$ West, a distance of 148.64 feet to a point for corner;

THENCE North $6^{\circ}06'35''$ East, a distance of 19.74 feet to a point for corner;

THENCE South $54^{\circ}48'29''$ West, a distance of 306.77 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $80^{\circ}01'10''$, an arc distance of 335.18 feet, a radius of 240.00 feet, and a chord of North $82^{\circ}26'16''$ West, a distance of 308.60 feet to a point for corner;

THENCE North $42^{\circ}25'41''$ West, a distance of 229.31 feet to a point for corner;

THENCE North $45^{\circ}46'10''$ East, a distance of 80.04 feet to a point for corner;

THENCE South $42^{\circ}25'41''$ East, a distance of 231.83 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $83^{\circ}05'53''$, an arc distance of 224.94 feet, a radius of 155.09 feet, and a chord of South $82^{\circ}26'16''$ East, a distance of 205.73 feet to a point for corner;

THENCE North $56^{\circ}00'47''$ East, a distance of 62.32 feet to a point for corner;

THENCE North $54^{\circ}28'26''$ East, a distance of 347.34 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $04^{\circ}12'27''$, an arc distance of 81.95 feet, a radius of 1115.94 feet, and a chord of North $34^{\circ}03'25''$ East, a distance of 81.93 feet to a point for corner;

THENCE North $37^{\circ}59'35''$ East, a distance of 64.17 feet to the **PLACE OF BEGINNING** containing 306914 square feet or 7.0458 acres.

Also including the following acreage across the R.O.W. of a road;

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of $X = 3,576,278.52$ (E), $Y = 10,192,792.33$ (N)

THENCE South $8^{\circ}00'34''$ West, a distance of 752.86 feet to a point for corner for the **PLACE OF BEGINNING**;

□

THENCE South $40^{\circ}18'15''$ West, a distance of 84.15 feet to a point for corner;

THENCE North $31^{\circ}37'14''$ West, a distance of 70.30 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $11^{\circ}59'11''$, an arc distance of 63.30 feet, a radius of 302.56 feet, and a chord of North $37^{\circ}36'49''$ West, a distance of 63.18 feet to a point for corner;

THENCE North $47^{\circ}47'59''$ West, a distance of 115.87 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $43^{\circ}47'55''$, an arc distance of 99.38 feet, a radius of 130.00 feet, and a chord of North $25^{\circ}54'01''$ West, a distance of 96.97 feet to a point for corner;

THENCE North $4^{\circ}52'54''$ West, a distance of 6.18 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $33^{\circ}22'20''$, an arc distance of 27.98 feet, a radius of 48.04 feet, and a chord of North $21^{\circ}34'04''$ West, a distance of 27.59 feet to a point for corner;

THENCE North $35^{\circ}56'04''$ West, a distance of 39.73 feet to a point for corner;

THENCE North $48^{\circ}23'44''$ West, a distance of 15.50 feet to a point for corner;

THENCE North $41^{\circ}34'53''$ East, a distance of 81.86 feet to a point for corner;

THENCE South $48^{\circ}23'44''$ East, a distance of 15.85 feet to a point for corner;

THENCE South $35^{\circ}56'04''$ East, a distance of 55.85 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $32^{\circ}28'23''$, an arc distance of 72.57 feet, a radius of 128.04 feet, and a chord of South $21^{\circ}07'06''$ East, a distance of 71.60 feet to a point for corner;

THENCE South $4^{\circ}52'54''$ East, a distance of 6.94 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $44^{\circ}20'17''$, an arc distance of 38.69 feet, a radius of 50.00 feet, and a chord of South $25^{\circ}37'50''$ East, a distance of 37.73 feet to a point for corner;

THENCE South $47^{\circ}47'59''$ East, a distance of 118.63 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $12^{\circ}27'03''$, an arc distance of 83.13 feet, a radius of 382.56 feet, and a chord of South $37^{\circ}50'45''$ East, a distance of 82.97 feet to a point for corner;

THENCE South $31^{\circ}37'14''$ East, a distance of 44.19 feet to the **PLACE OF BEGINNING** containing 34993 square feet or 0.8033 acres for a total of 7.8491 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-1D-2.doc
02-28-2001

**PARCEL 1D-1
METES AND BOUNDS DESCRIPTION
OF A 14.3721 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 33°59'58" East, a distance of 1076.68 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 6°06'35" West, a distance of 19.74 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 25°31'59", an arc distance of 149.87 feet, a radius of 336.31 feet, and a chord of South 6°39'25" East, a distance of 148.64 feet to a point for corner;

THENCE South 17°56'06" East, a distance of 430.78 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 76°51'43", an arc distance of 295.13 feet, a radius of 220.00 feet, and a chord of South 20°29'45" West, a distance of 273.49 feet to a point for corner;

THENCE South 58°55'37" West, a distance of 309.15 feet to a point for corner;

THENCE North 45°53'14" West, a distance of 206.69 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 15°02'45", an arc distance of 140.49 feet, a radius of 535.00 feet, and a chord of North 53°24'37" West, a distance of 140.09 feet to a point for corner;

THENCE North 60°55'59" West, a distance of 146.03 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 103°59'02", an arc distance of 843.91 feet, a radius of 465.00 feet, and a chord of North 8°56'28" West, a distance of 732.77

feet to a point for corner;

THENCE North $45^{\circ}46'10''$ East, a distance of 5.36 feet to a point for corner;

THENCE South $42^{\circ}25'41''$ East, a distance of 229.31 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $80^{\circ}01'10''$, an arc distance of 335.18 feet, a radius of 240.00 feet, and a chord of South $82^{\circ}26'16''$ East, a distance of 308.60 feet to a point for corner;

THENCE North $54^{\circ}48'29''$ East, a distance of 306.77 feet to the **PLACE OF BEGINNING** containing 626,047 square feet or 14.3721 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-1D-1.doc
02-28-2001

PARCEL 1C
METES AND BOUNDS DESCRIPTION
OF A 15.3946 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 41°34'53" West, a distance of 615.54 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 48°23'44" East, a distance of 15.50 feet to a point for corner;

THENCE South 35°56'04" East, a distance of 39.73 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 33°22'20", an arc distance of 27.98 feet, a radius of 48.04 feet, and a chord of South 21°34'04" East, a distance of 27.59 feet to a point for corner;

THENCE South 4°52'54" East, a distance of 6.18 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 43°47'55", an arc distance of 99.38 feet, a radius of 130.00 feet, and a chord of South 25°54'01" East, a distance of 96.97 feet to a point for corner;

THENCE South 47°47'59" East, a distance of 115.87 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 11°59'11", an arc distance of 63.30 feet, a radius of 302.56 feet, and a chord of South 37°36'49" East, a distance of 63.18 feet to a point for corner;

THENCE South 31°37'14" East, a distance of 70.30 feet to a point for corner;

THENCE South 40°18'15" West, a distance of 7.61 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $57^{\circ}51'11''$, an arc distance of 540.20 feet, a radius of 535.00 feet, and a chord of South $14^{\circ}07'27''$ West, a distance of 517.55 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $84^{\circ}18'18''$, an arc distance of 36.78 feet, a radius of 25.00 feet, and a chord of South $27^{\circ}21'01''$ West, a distance of 33.56 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $14^{\circ}29'08''$, an arc distance of 133.99 feet, a radius of 530.00 feet, and a chord of South $62^{\circ}15'35''$ West, a distance of 133.64 feet to a point for corner;

THENCE South $55^{\circ}01'01''$ West, a distance of 128.11 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $09^{\circ}16'20''$, an arc distance of 161.83 feet, a radius of 1000.00 feet, and a chord of South $59^{\circ}39'12''$ West, a distance of 161.66 feet to a point for corner;

THENCE South $64^{\circ}17'22''$ West, a distance of 117.70 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $67^{\circ}25'56''$, an arc distance of 547.27 feet, a radius of 465.00 feet, and a chord of North $81^{\circ}59'40''$ West, a distance of 516.22 feet to a point for corner;

THENCE North $48^{\circ}16'42''$ West, a distance of 62.60 feet to a point for corner;

THENCE North $41^{\circ}34'53''$ East, a distance of 1392.48 feet to the **PLACE OF BEGINNING** containing 670,591 square feet or 15.3946 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-1C.doc
02-28-2001

**PARCEL 1B
METES AND BOUNDS DESCRIPTION
OF A 6.5051 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N);

THENCE South 49°26'19" East, a distance of 545.85 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South 47°02'57" East, a distance of 428.30 feet to a point for corner;

THENCE South 37°59'35" West, a distance of 64.17 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 04°12'27", an arc distance of 81.95 feet, a radius of 1115.94 feet, and a chord of South 34°03'25" West, a distance of 81.93 feet to a point for corner;

THENCE South 54°28'26" West, a distance of 347.34 feet to a point for corner;

THENCE South 56°00'47" West, a distance of 62.32 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 83°05'53", an arc distance of 224.94 feet, a radius of 155.09 feet, and a chord of North 82°26'16" West, a distance of 205.73 feet to a point for corner;

THENCE North 42°25'41" West, a distance of 231.83 feet to a point for corner;

THENCE North 45°46'10" East, a distance of 230.41 feet to a point for corner;

THENCE North 40°34'29" East, a distance of 374.92 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $92^{\circ}22'34''$, an arc distance of 64.49 feet, a radius of 40.00 feet, and a chord of North $86^{\circ}45'46''$ East, a distance of 57.73 feet to the **PLACE OF BEGINNING** containing 283,360 square feet or 6.5051 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-1B.doc
02-28-2001

**PARCEL 1A
METES AND BOUNDS DESCRIPTION
OF A 5.5337 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

BEGINNING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52 (E), Y = 10,192,792.33 (N)

THENCE South 49°38'52" East, a distance of 364.04 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 90°13'21", an arc distance of 62.99 feet, a radius of 40.00 feet, and a chord of South 4°32'12" East, a distance of 56.68 feet to a point for corner;

THENCE South 40°34'29" West, a distance of 376.17 feet to a point for corner;

THENCE South 40°18'15" West, a distance of 219.74 feet to a point for corner;

THENCE North 31°37'14" West, a distance of 44.19 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 12°27'03", an arc distance of 83.13 feet, a radius of 382.56 feet, and a chord of North 37°50'45" West, a distance of 82.97 feet to a point for corner;

THENCE North 47°47'59" West, a distance of 118.63 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 44°20'17", an arc distance of 38.69 feet, a radius of 50.00 feet, and a chord of North 25°37'50" West, a distance of 37.73 feet to a point for corner;

THENCE North 4°52'54" West, a distance of 6.94 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $32^{\circ}28'23''$, an arc distance of 72.57 feet, a radius of 128.04 feet, and a chord of North $21^{\circ}07'06''$ West, a distance of 71.60 feet to a point for corner;

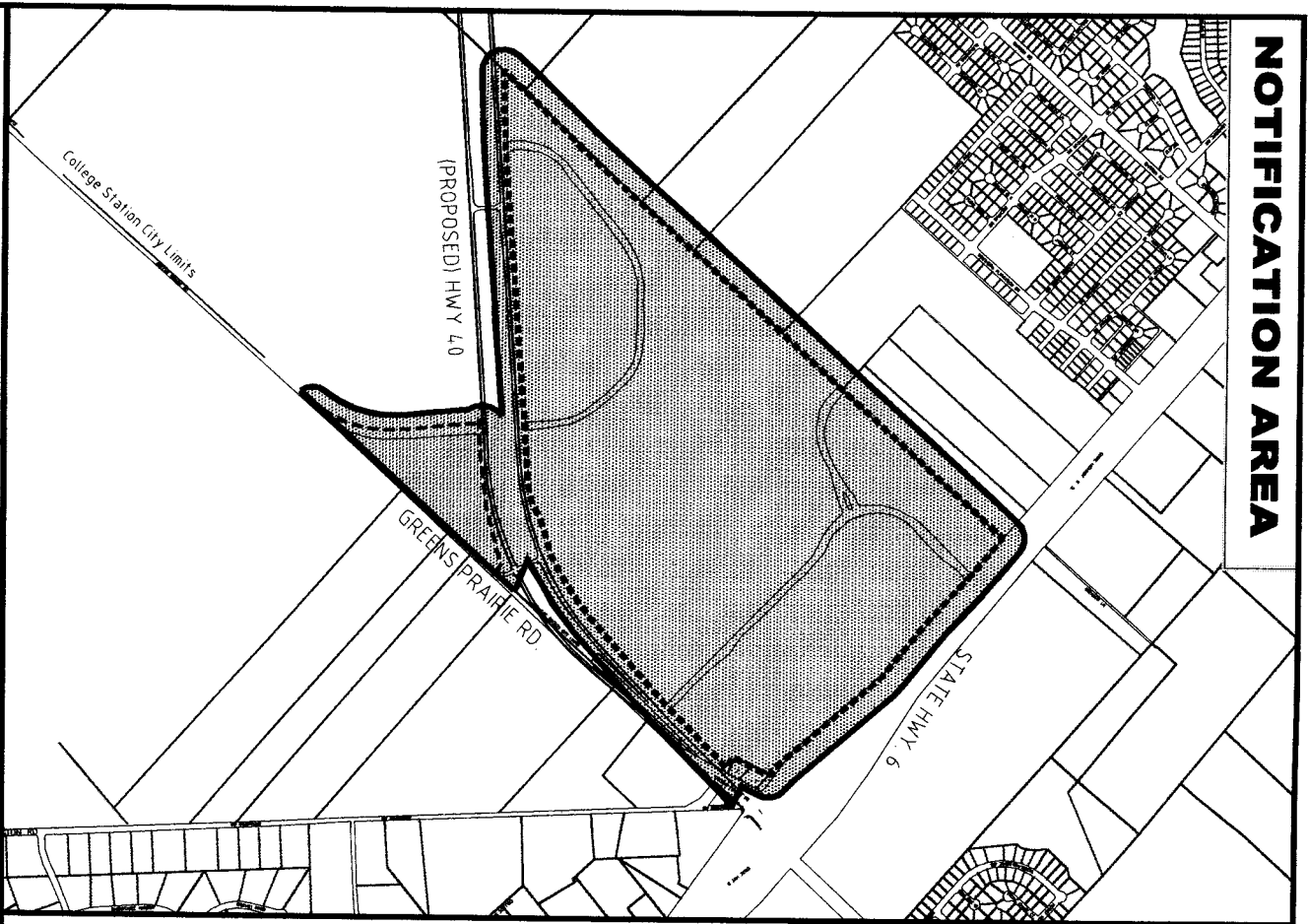
THENCE North $35^{\circ}56'04''$ West, a distance of 55.85 feet to a point for corner;

THENCE North $48^{\circ}23'44''$ West, a distance of 15.85 feet to a point for corner;

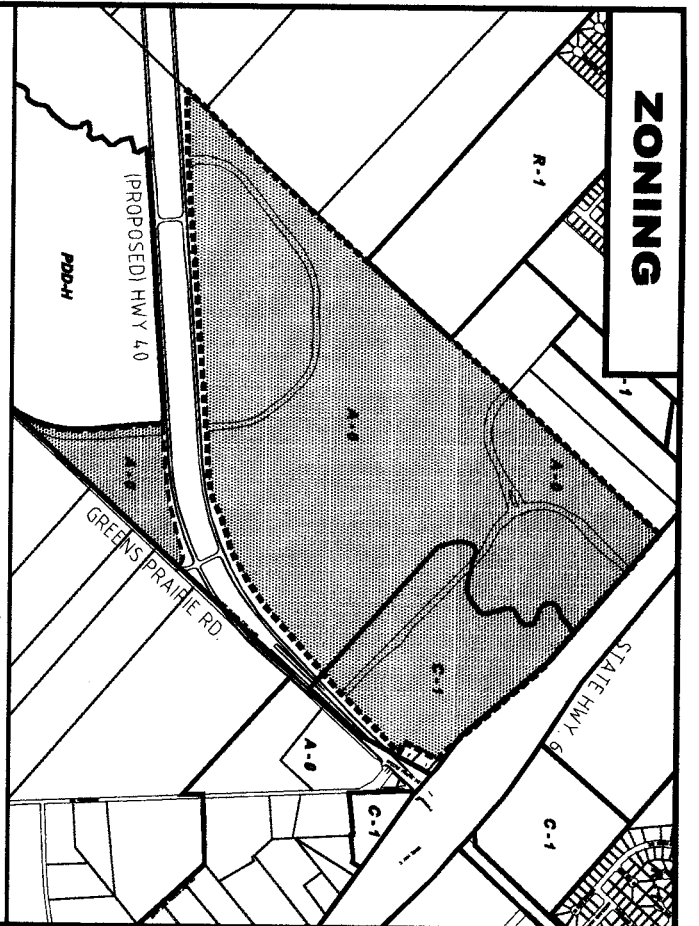
THENCE North $41^{\circ}34'53''$ East, a distance of 533.68 feet to the **PLACE OF BEGINNING** containing 241,046 square feet or 5.5337 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-1A.doc
02-28-2001

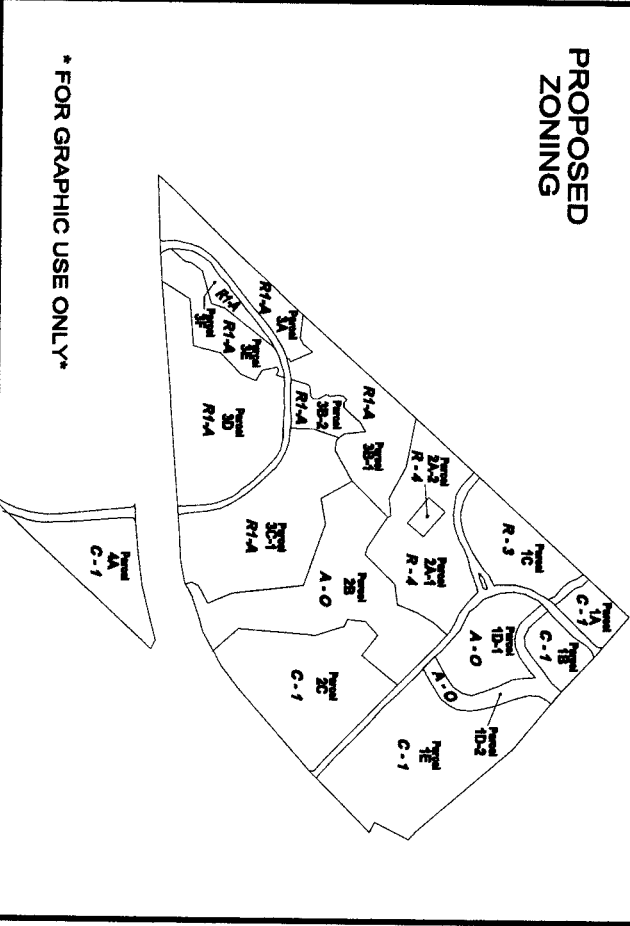
NOTIFICATION AREA



ZONING



PROPOSED ZONING



* FOR GRAPHIC USE ONLY*

City of College Station, Texas
PLANNING DIVISION

CROWLEY TRACT

NOT TO SCALE

CASE:

01-051

REZONING

CHECK BY: _____

DATE: _____